



FOR SALE

Breowan Close, Ilminster, TA19 0EE

£475,000



ORCHARDS
ESTATES

This delightful property enjoys an enviable location - just a short stroll from the town centre, while nestled within a peaceful enclave of ten similarly styled homes. Offering exceptionally spacious accommodation, it combines convenience with tranquility.

Constructed circa 1995, these modern homes foster a warm, neighbourly atmosphere and a genuine sense of community. During our recent visit to photograph the property, several residents kindly came out to chat, moved vehicles and bins, and expressed their hope that someone equally considerate might soon join their serene corner of the neighbourhood.

£475,000



LOCATION

Ilminster is a medieval market town, the town centre of which is dominated by the ancient Minster church. The town developed further during the Georgian period with many of the properties being constructed in local yellow ham stone.

The surrounding land is lightly wooded and is designated a special landscape area. Ilminster currently offers a full range of shopping – two supermarkets and a good range of independent shops – together with other amenities.

There is a first school and a middle school as well as churches of various denominations.

Ilminster has convenient road access both to the M5 at Junction 25 to the North and to the A303 on the outskirts of the town, providing a route to London / Home Counties or to the West Country.

There are mainline railway stations at Taunton, Yeovil and Crewkerne. Bath, Bristol and Exeter all offer excellent cultural and shopping facilities and are within relatively easy travelling distance.

The world heritage designated Jurassic coastline lies to the south along the Dorset coast – a short drive away.

Approach This charming property boasts an enviable location, just a short walk from the town centre, yet discreetly tucked away within a tranquil enclave of ten similarly styled homes.

Ground Floor The entrance hall is impressively wide and welcoming, featuring stairs to the first floor, access to multiple rooms, a storage cupboard, and useful understairs space.

The **sitting room** is a standout feature, generously proportioned and flooded with natural light from several front-facing windows and a rear double-glazed French door. The room naturally separates into a cosy seating area with a gas fireplace and a dining space with direct access to the kitchen.

The **kitchen** leads to a practical utility room with doors to both the garden and the integral garage.

Also on the ground floor are two spacious bedrooms: the **front bedroom** includes built-in wardrobes and a large en suite, while the **rear bedroom** offers peaceful views.

A separate shower room with a double-sized enclosure completes the layout, making this floor ideal for those seeking or requiring single-level living.

Upper Floor Occupying the full footprint of the home, the first-floor accommodation is impressively spacious and thoughtfully arranged.

A wide landing, enhanced by a roof light, welcomes natural light into the space.

At the top of the stairs, a well-appointed bathroom features a shower over the bath.

The next door opens into an inner hallway, where a generous triple storage cupboard sits to one side.

To the rear, the current owner has created a sizeable single bedroom with a pleasant outlook, a useful storage alcove, and a large airing cupboard. Continuing along the hallway, you'll find an exceptionally large room—ideal for a variety of uses such as a hobby space, a retreat for a partner, or even accommodation for a live-in carer.

Completing the floor is a further room, currently styled as a home office, which could easily serve as a comfortable double bedroom if preferred. This upper level offers remarkable flexibility to suit a range of lifestyle needs.

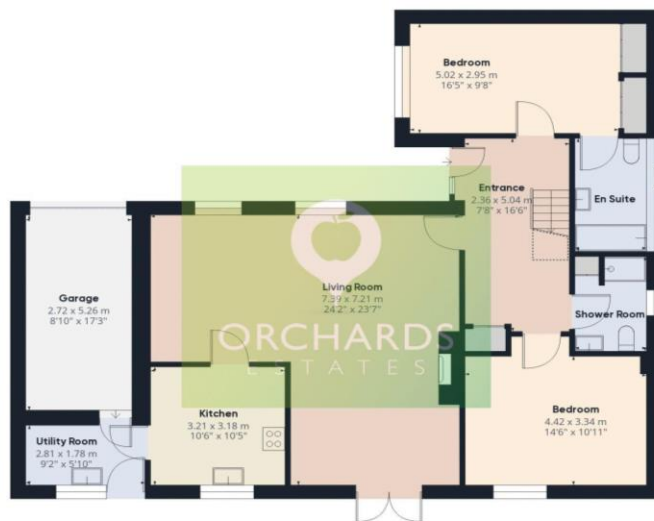
Garden Positioned at the rear of the property, the garden offers a peaceful and low-maintenance outdoor space, thoughtfully laid to patio and enhanced by raised planting beds and a charming, raised fishpond. It enjoys convenient access from the sitting room via French doors, the utility room, and a side entrance gate, making it both practical and inviting for everyday use or entertaining.

Garage and Parking The garage is extra wide and comes with an electric front door, internal fire door and lighting. The driveway to the front of the property has space for several vehicles to park.

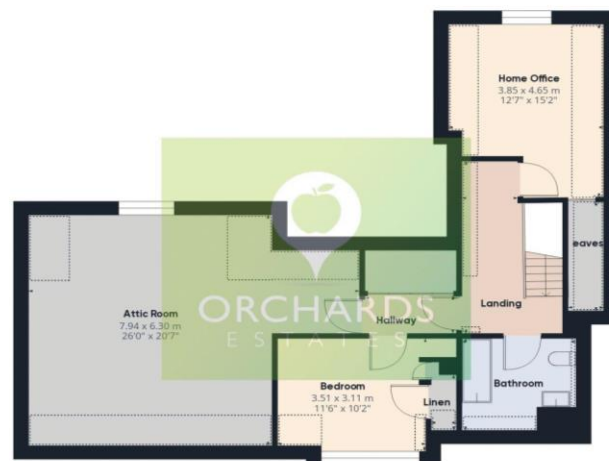


Material Information

- EPC Rating: C
- Council Tax Band: F
- Mains Gas, Drainage, Water and Electric Combi Gas Boiler situated in the utility room.
- Owner is responsible for all the fences surrounding the property.
- The driveway which shares a central point of access with number 8 for the shared drainage (a Grant of Easement).
- Broad Band – Ofcom Ultra-Fast available 1800mbps
- Flood Zone 1 – Low risk of flooding from rivers and sea



Floor 1



Floor 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾

218.94 m²
2356.65 ft²

Reduced headroom

21.93 m²
236.04 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.